

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD**

**CITY OF SOUTH PASADENA**

**CONVENED THIS 1<sup>ST</sup> DAY OF NOVEMBER, 2018**

**AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS  
1424 MISSION STREET**

**ROLL CALL**

The meeting convened at: 7:02 pm

Board Members Present: Conrado Lopez - Chair, Mark Smeaton – Vice Chair, Jim Fenske, Michael Lejeune, Yael Lir

Board Member Absent: None

Staff Liason: Edwar Sissi, Associate Planner

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record. An audio recording of the meeting can be made available upon request with the City Clerk's Office.*

**NON-AGENDA ITEMS**

1. No Public Comment.

**CONTINUED ITEMS**

2. **Project Address:** 92 Pinecrest Drive  
**Project Number:** 2024-NID-DRX  
**Applicant:** Steve Laub, Owner  
**Potential Historic District:** N/A

**Project Information:**

The DRB will review a proposal to demolish the existing single-family house with an attached carport. The existing structure consists of a 1,125 sq. ft. single story house on 4,799 sq. ft. lot. The CHC has approved the Historic Evaluation Report and has recommended approval to demolish the existing house with carport. The proposed project consists of 1,678 sq. ft. two story house with a 1,322 sq. ft. basement and a 465 sq. ft. attached garage. The first floor consists of: a foyer, a powder room, a kitchen and a dining/family room. The second floor consists of: a bedroom, a bathroom, a master bedroom a master bath room with a walk-in closet. A 66 sq. ft. second story deck is proposed on the front elevation and a 350 sq. ft. second story deck on the rear elevation. The exterior materials will consist of: Hardie Plank shingle siding, composition roof shingles, and vinyl windows and doors.

*\*\*Note: Project was not discussed and continued to the next DRB meeting.*

**Decision:**

**CONTINUED (5-0)**

**CEQA Categorical Exemption:**

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Sections:

- 15301, Class 1, Existing Facilities, Subsection (l)(1), Demolition of a one single-family residence.

- 15301, Class 1, Existing Facilities, Subsection (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.
- 15303, New Construction of Small Structures, Class 3, (a) One single-family residence.

## NEW ITEMS

<b>3. Project Address:</b>	<b>296 Saint Albans Avenue</b>
<b>Project Number:</b>	<b>2146-DRX</b>
<b>Applicant:</b>	<b>Christian Poloni, Architect</b>
<b>Potential Historic District:</b>	<b>N/A</b>

### **Project Information:**

The DRB will consider a proposal for a 920 sq. ft. third level addition to the existing 1,112 sq. ft. two story house on a 6,124 sq. ft. lot. The 920 sq. ft. addition will consist of: a master bedroom, master bathroom, a new laundry room, a half bathroom and a new library. A 439 sq. ft. deck is proposed from the third level addition. A 97 sq. ft. garage addition is proposed to the existing garage. A 139 sq. ft. addition is proposed to the existing deck on the first level. The exterior siding materials for the addition will match the existing siding. The new windows for the addition will be wood windows.

### **Presentation:**

Poloni: presented the project noting the rear addition. The addition will have matching exterior finishes to the existing house. He noted the rear of the property has a downslope and the project will be cut into the grade to accommodate the addition. He also noted the addition will not be visible from since the addition is downsloping.

### **Board Questions:**

Lopez: noted that this project looked familiar, but it was realized the project was reviewed conceptually by the board this past summer. He also inquired about the railing and if it was to match::: yes, it is to match.

Smeaton: inquired about the rendering image and the chimney noting its large scale.

Poloni: noted the chimney is existing and not going to be touched, and the appearance is a rendering issue.

Lir: inquired about the safety of the horizontal railing and that it can be pose as a climbing and fall hazard.

Poloni: noted the railing is drawn incorrectly, and the railing will be vertical in design.

### **Public Comments:**

No public comment.

### **Board Discussion:**

Fenske: inquired about the railing detail of the circular staircase.

Smeaton: noted that the massing of the addition is at the rear and not readily visible from the street, so he will not be as critical of the design even though the roofing planes of the addition are somewhat chaotic.

Lopez: noted that he agrees with Smeaton but that it will not be visible.

Lejeune: inquired if anyone on the downslope will see the addition.

Poloni: noted that the back neighbor is further downslope, and the exiting rear yard oak trees will provide good screening.

Lopez: noted that he likes that the project is following the grade, and that it presents minimal impact to the neighbors.

**Decision:**

Lejeune: made a motion to **APPROVE** the project as submitted.

Lir: seconded the motion

**APPROVED AS SUBMITTED (5-0)**

**CEQA Categorical Exemption:**

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Section 15301, Existing Facilities, Class 1:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- (e) additions to existing structures provided that the addition will not result in an increase of more than:
  - (2) 10,000 square feet if:
    - (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
    - (B) the area in which the project is located is not environmentally sensitive.

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<b>4. Project Address:</b>	<b>2025 Cambridge Place</b>
<b>Project Number:</b>	<b>2162-DRX</b>
<b>Applicant:</b>	<b>Paul Shih</b>
<b>Potential Historic District:</b>	<b>N/A</b>

**Project Information:**

The DRB will consider a proposal for an 815 sq. ft. single addition to the existing 1,252 sq. ft. single story house on a 7,490 sq. ft. lot. The 815 sq. ft. addition will consist of two separate additions towards the rear elevation of the house. The first addition is a 318 sq. ft. and it will expand the kitchen area and add a new powder room and a new laundry room. The second addition is 496 sq. ft. and it will add a new master bedroom with a master bathroom. The 496 sq. ft. addition will be connected to the existing garage. The exterior materials for the addition will consist of wood side panel, composition roof shingles, and vinyl windows and doors. A new 105 sq. ft. front porch and an 85 sq. ft. deck in the rear are also proposed.

**Presentation:**

Shih: presented the project and noted the 850 square foot addition of two parts, to expand the existing kitchen, add a laundry room, and expanding the master bedroom and adding a master bath, and adding a new front porch and a pool deck in the rear yard. All exterior materials will be consistent with the existing.

**Board Questions:**

Lopez: inquired about the details of the new front porch columns and the tapered concrete post base.

Shih: noted the design is appropriated from neighboring houses, and the size of the base and columns is pending structural analysis.

Smeaton: sought confirmation that all of the exterior material finishes including the vinyl windows will match the existing.

Shih: yes they will all match existing.

**Public Comment:**

No public comment.

**Board Discussion:**

Smeaton: noted that he likes the development of the porch, but that he would like to see the details of the porch, how the cap is on the concrete pier, and the size of the columns. He would also like to see an eave detail and the truss detail of the porch elevation.

Lopez: noted that the columns and column piers look too thin, and that it is probably not an accurate representation of what will have to be built. He also noted that the north elevation on sheet a-5 will need to have more articulation and that it is too long and flat.

Shih: noted he may be able to recess the addition area at the master bath.

Lir: noted that she likes the porch, but she suggested the addition of a railing to enclose the porch.

Lopez: suggested the applicant rethink the rear double door alcove and maybe incorporate a roofing element.

Lejeune: noted that the applicant needs to provide a landscape plan.

Sissi: noted that the project will need to provide a landscape plan that is drought tolerant given that the project exceeds 25 percent of the existing square footage.

**Decision:**

Lopez: Made a motion to CONTINUE the project.

Lir: seconded the motion

**CONTINUED (5-0)**

**CEQA Categorical Exemption:**

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Section 15301, Existing Facilities, Class 1:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- (e) additions to existing structures provided that the addition will not result in an increase of more than:
  - (2) 10,000 square feet if:
    - (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
    - (B) the area in which the project is located is not environmentally sensitive

5. **Project Address:** 2034 Marengo Avenue  
**Project Number:** 2168-DRX  
**Applicant:** Steve Dahl, Architect  
**Potential Historic District:** N/A

**Project Information:**

The DRB will consider a proposal for a 510 sq. ft. single story addition to the existing 1,488 sq. ft. single story house on a 6,660 sq. ft. lot. The 510 sq. ft. addition will consist of: a master bedroom, master bathroom, and a new bathroom. The exterior stucco siding for the addition will match the existing stucco siding. All the existing windows for the house will be changed to clad wood windows. New asphalt roof shingles are proposed for the entire house. A new 69 sq. ft. porch is proposed at the rear elevation. A 102 sq. ft. garage addition is proposed to the existing 303 sq. ft. detached garage. The addition is proposed towards the rear elevation of the garage. The total size of the garage is 405 sq. ft. The proposed siding for the garage addition will match the existing.

**Presentation:**

Adrian Dahl: presented the project and noted that staff requires a landscape plan and that they will provide one, but there was not sufficient time to do one properly.

**Public Comments:**

No public comment.

**Board Questions:**

Lopez: noted that the comments from staff's corrections, and the comments from the Board should be taken care of by the applicant.

**Discussion from the Board:**

Lopez: noted that the massing and the details are good, and that he sees no areas of concern.

**Decision:**

Smeaton: made a motion to APPROVE THE PROJECT WITH CONDITIONS for the following:

- to provide a landscape plan for Chair Review by Board Member Yael Lir.

Lopez: Seconded the motion.

**APPROVED WITH CONDITIONS (5-0)**

**CEQA Categorical Exemption:**

Section 15301, Existing Facilities, Class 1:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- (e) additions to existing structures provided that the addition will not result in an increase of more than:
  - (1) 50 percent of the floor area of the structures before the addition

6. **Project Address:** 1746 Hanscom Drive (Time Extension Request)  
**Project Number:** 2177-EXT  
**Applicant:** Peter Bakhtiari, Owner  
**Potential Historic District:** N/A

**Project Information:**

The proposed project is a request for a 12-month Time Extension on the Planning Approval for a new single-family residence that was previously approved by the Design Review Board on November 3, 2016. The full scope of the project included the demolition of a non-historic single-family residence, and the replacement of a new single-family residence designed in a Modern architectural style. The property was subject to several tree removals, which have been approved. The applicant has obtained demolition permits, and has begun the demolition process along with the tree removals as approved by Public Works and the Natural Resources and Environmental Commission (NREC), with the last public hearing held in July 2017 for approval of the tree removals by the NREC. The project was in Plan Check with Building and Safety, and was ultimately approved, subject to a Grading Permit approval, which is still pending. The applicant brought forward the request for a Time Extension with Planning over the summer of 2018, making their request timely as required by the Code. The Time Extension will carry the Planning Approvals through to November 2019.

**Presentation:**

Christina: presented the request on behalf of the owner/applicant in the request to extend the original Planning approvals.

**Public Comments:**

No public comment.

**Questions/Discussion from the Board & Applicant Response:**

Lopez: noted that he was still in favor of the project and that he is inclined to support the extension provided the applicant is serious about building the project.

Smeaton: noted that he was also in favor of the project and the extension request.

Bakhtiari: Noted that the delay in getting the project started stemmed from the appeals and the tree removal issues along with the grading/soils contract engineer.

Lir: noted that she does not see a landscape plan and would like to see one.

**Decision:**

Lopez: made a motion to grant the extension for one year with the required conditions:

- C-P3 as indicated in the Staff Report; and
- Provide a landscape plan for review and approval by Yael Lir.

Lejeune: Seconded the motion.

**APPROVED WITH CONDITIONS (5-0)**

*Note: Time Extension Valid from: November 17, 2018 through November 17, 2019.*

**CEQA Categorical Exemption:**

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Sections:

- 15301, Class 1, Existing Facilities, Subsection (I)(1), Demolition of a one single-family residence.
- 15301, Class 1, Existing Facilities, Subsection (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.
- 15303, Class 3, New Construction of Small Structures, (a) One single-family residence.

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7. **Project Address:** 1750 Hanscom Drive (Time Extension Request)  
**Project Number:** 2178-EXT  
**Applicant:** Peter Bakhtiari, Owner  
**Potential Historic District:** N/A

**Project Information:**

The proposed project is a request for a 12-month Time Extension on the Planning Approval for a new single-family residence that was previously approved by the Design Review Board on November 3, 2016. The full scope of the project included the demolition of a non-historic single-family residence, and the replacement of a new single-family residence designed in a Modern architectural style. The property was subject to several tree removals, which have been approved by the Public Works Department and the Natural Resources and Environmental Commission (NREC), with the last public hearing held in February 2018 for approval of the tree removals by the NREC. The Planning approvals are still valid through March 2019, however, the applicant is requesting a preemptive Time Extension in the event of unplanned delays with Plan Check through Building and Safety. If granted, the Time Extension will carry the Planning approvals through March 2020.

*Note: This Item was heard simultaneously along with Item No. 6. However, the Board voted for each Item individually.*

**Presentation:**

See Item No. 6.

**Public Comments:**

No public comment.

**Questions/Discussion from the Board & Applicant Response:**

See Item No. 6.

**Decision:**

Lopez: made a motion to grant the extension for one year with the required conditions:

- C-P3 as indicated in the Staff Report; and
- Provide a landscape plan for review and approval by Yael Lir.

Lejeune: Seconded the motion.

**APPROVED WITH CONDITIONS (5-0)**

*Note: Time Extension Valid from: March 15, 2019 through March 15, 2020.*

**CEQA Categorical Exemption:**

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Sections:

- 15301, Class 1, Existing Facilities, Subsection (I)(1), Demolition of a one single-family residence.
- 15301, Class 1, Existing Facilities, Subsection (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.
- 15303, Class 3, New Construction of Small Structures, (a) One single-family residence.

## DISCUSSION ITEMS

8. **Project Address:** 720 El Centro Street (CONCEPTUAL REVIEW)  
**Project Number:** 2175-DRX  
**Applicant:** Jim Fenske, Architect  
**Potential Historic District:** N/A

### **Project Information:**

A request for a conceptual review regarding the proposal for a small second story addition and altering the existing front elevation dormer with a new dormer, to an existing 1,960 sq. ft. two story house on a 6,040 sq. ft. lot. All the existing windows will be replaced with aluminum clad windows. The exterior materials for the addition and the window siding will match the existing.

*Note: Jim Fenske recused himself from the Chambers for the duration of this Item..*

### **Presentation:**

Laurie: presented the project on behalf of Jim fenske. The project involves the replacement of all windows, a new sliding patio door, and provide a shed style dormer at the front elevation. The new stucco will be patched to match the existing.

### **Public Comments:**

No public comment.

### **Questions/Discussion from the Board & Applicant Response:**

Lopez: inquired if the roofing material will be the same as existing.

Laurie: Yes it will match existing.

Lopez: noted that the existing front dormer has a great proportion and shape, and that its representation should be maintained which is currently lost in the proposed new dormer.

Smeaton: suggested he push the new wing of the new dormer back and retain the original dormer profile and roofline.

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9. **Project Address:** 1422 Alhambra Road (CONCEPTUAL REVIEW)  
**Project Number:** 2179-DRX  
**Applicant:** Jim Fenske, Architect  
**Potential Historic District:** N/A

### **Project Information:**

A request for a conceptual review regarding the proposal for a 977 sq. ft. new second story addition to an existing 1,382 sq. ft. single story house on a 6,740 sq. ft. lot.

*Note: Jim Fenske recused himself from the Chambers for the duration of this Item..*

### **Presentation:**

Mr. Sulek Suman (Owner): presented the project and the overall scope noting the addition and addition areas including the moving of the garage to provide more rear yard space for their young children. He noted that he is proposing to change the non-vernacular style of the house and change it to a Spanish-Mediterranean/Santa Barbara style home.



**Public Comments:**

No public comment.

**Questions/Discussion from the Board & Applicant Response:**

Lopez: noted that he was not in agreement with the change in the architectural style.

Smeaton: noted that the proposal is a dramatic shift from what it was, and that he is not opposed to the Santa Barbara style, but it is lacking the detail that is needed for it to be Santa Barbara style.

Lopez: noted that the Board will definitely need a 3D model of the proposal, and show the massing of the neighboring properties. He noted the quirkiness of the proposed project. He noted the front porch is too simplified.

Smeaton: noted that the design is boxy and not articulated. He also noted the cornice detail of the project on Mission, with the cornice, eaves, and radius detailing which is Santa Barbara style. He noted the floor plan is nicely laid out.

Lopez: wanted clarity on the existing garage.

Suman: Noted he is proposing to have a new attached garage, and move the existing garage to avoid the required historic assessment process if they want to demolish the garage.

Lopez: recommended that the owner go through the process and request for the demolition of the existing garage since the owner does not want it, and it will go into the FAR which the applicant is maxing out with the addition alone.

Sissi: noted that the project calculations on the cover sheet indicate a 28 percent FAR, but in fact the project is maxing out the FAR to 35%.

Lopez: finalized the review by requesting the applicant work on the articulation, the massing, and clearing the existing garage for demolition.

**COMMUNICATIONS**

**10. Comments from the Board**

No Board Comments

**11. Comments From Staff**

No Staff Comments

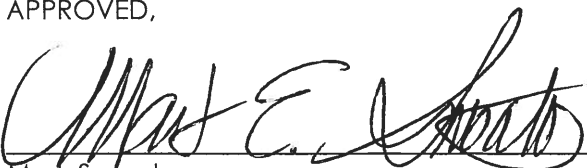
**APPROVAL OF MINUTES**

12. Minutes for the previous DRB meeting were not reviewed.

**ADJOURNMENT**

13. The meeting adjourned at 8:36 pm to the next scheduled December 6, 2018.

APPROVED,



Mark Smeaton  
Chair, Design Review Board

Date

06/17/19